

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$11,933,626**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	92.53 %	93.74 %	15	92.63 %	41	43	
% of Funds Disbursed	90.51 %	86.09 %	5	86.67 %	69	71	
Leveraging Ratio for Rental Activities	1.56	6.46	14	5.03	27	21	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.76 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.83 %	76.16 %	10	76.19 %	44	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	78.47 %	1	81.48 %	100	100	
% of 0-30% AMI Renters to All Renters***	91.43 %	39.13 %	2	45.62 %	96	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.36 %	1	96.17 %	100	100	
Overall Ranking:			In State:	3 / 19	Nationally:	89 91	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,044	\$10,365		\$28,750	35 Units	1.20 %	
Homebuyer Unit	\$8,318	\$11,730		\$15,714	885 Units	29.20 %	
Homeowner-Rehab Unit	\$33,498	\$24,968		\$21,140	67 Units	2.20 %	
TBRA Unit	\$234	\$1,549		\$3,230	2,047 Units	67.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,369	\$78,943	\$31,701
State:*	\$71,728	\$86,594	\$27,227
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	4.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.4	60.7	52.2	50.0	Single/Non-Elderly:	48.6	34.2	29.9	77.2
Black/African American:	45.7	21.9	47.8	45.1	Elderly:	40.0	2.0	38.8	7.6
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	5.7	23.4	11.9	7.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.9	17.6	14.9	6.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.9	9.2	1.5	2.2
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	2.9	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.1	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.7	0.0	4.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	88.6	30.7	40.3	84.2	Section 8:	2.9	0.3 [#]		
2 Persons:	0.0	22.3	38.8	4.9	HOME TBRA:	37.1			
3 Persons:	5.7	17.7	13.4	10.3	Other:	48.6			
4 Persons:	5.7	10.7	4.5	0.5	No Assistance:	11.4			
5 Persons:	0.0	4.0	3.0	0.0					
6 Persons:	0.0	0.8	0.0	0.0					
7 Persons:	0.0	0.3	0.0	0.0					
8 or more Persons:	0.0	0.3	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium

State: NC

Group Rank: 89
 (Percentile)

State Rank: 3 / 0 PJs

Overall Rank: 91
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	77.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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